



Arlington Historic District Commissions Final & Approved Minutes – October 26, 2023

**Commissioners
Present:**

C. Barry, P. Chaves, B. Cohen, B. Labau, J. Worden

**Commissioners
Not Present:**

D. Baldwin, S. Makowka, B. Melofchik, S. Savarese, C. Tee

Guests:

E. Kenney, N. Freedman, M. Hanley,

- 1. AHDC Meeting Opens 8:00pm – B. Cohen opened meeting at 8:06pm in absence of S. Makowka**
- 2. Approval of draft minutes from September 21, 2023 – J. Worden moved to table until next meeting – seconded by C. Barry, Roll Call – all in favor. Tabled until next meeting.**
- 3. Appointment of Alternate Commissioners - Mt Gilboa/Crescent Hill - B. Cohen and P. Chaves appointed**
- 4. Communications – J. Worden suggested asking Ken Lubar, resident of Jason Gray district to fill one of the seats – he will reach out.**
- 5. New Business**

- a. Formal Hearing for 105 Crescent Hill Ave., (Kenney) for window replacement.** E. Kenney and N. Freedman gave a presentation. Looking to replace 1 existing picture window in the front of the house – 8 lites across on full divided grill and 4 vertical. The existing picture window on the front, viewable from the street is wood. Proposal is to use Anderson Renewal windows made of fibrex wood composite with capstock cladding. Cladding is an acrylic. The replacement window would be double glazed with simulated divided light grills (black). C. Barry asked why window needs to be replaced. Reply, air and water coming through and inefficient. Owner wants to replace with more efficient window. Clearly not original window to building.

C. Barry wants to know why not replace a true wood window simulated divided light. It's under the deep porch it's never going to get a lot of sun or water. The Anderson representative notes that it meets the required aesthetic, durability, and strength of a wood window without the maintenance. You can't tell the difference from the street – it's not a vinyl wrapped window. C. Barry reminded applicant that we can't set a precedent by allowing a non-wood window typically in a Historic District without a very specific reason to allow anything other than wood. Currently all the rest of the windows on the house are all wood and single glazed. This will be a double paned simulated divided light window. This is not a vinyl clad window – completely different acrylic Capstar window. 40% wood, 60% polymer. Frame is artificial (non natural) material. Inserting into the existing sash area, so window glass area will be smaller. Lower amount of glass loss than what you would see with a vinyl window. Designed to mimic a wood window without the maintenance of a wood window. Very large single pane window. The Commissioners want to see an exterior view of the proposed window. C. Barry

has a real problem with precedent setting by approving a not all wood window. You can get a wood window that is double glazed. We have in the past approved double glazed true divided light for a CONA if all wood.

J. Worden moved approval of the replacement of current wood single pane multi-pane window with new wood double glazed, multi pane window in approximately same dimension, subject to approval by monitor prior to installation. Seconded by C. Barry, unanimous approval – LaBau – y, Worden – y, Barry – y, Chaves – y, Cohen – y. Unanimous approval. Monitor S. Makowka.

- b. **Informal Hearing for 41 Crescent Hill Ave (Hanley)** for replacement of previously replaced windows. M. Hanley gave presentation. Replacing vinyl insert windows – all except basement windows. Proposing to put in JB Sash – Marvin aluminum exterior and wood interior. Proposing stone white, closer to current trim. This is \$42k, almost \$100k to replace with all wood windows. The bathroom window on the top floor is not being replaced. Windows are probably 30 years old and failing. Windows there now are vinyl/aluminum so C. Barry has no worries replacing with the Marvin Aluminum. Exterior casing and sill is already aluminum and that stays in place. This is a change in material and B. Cohen wondered if a 10 day certificate would be appropriate. C. Greeley conveyed that S. Makowka (not present) was concerned by a CONA because it is a change of material. C. Barry proposes that this project is appropriate for approval without formal hearing subject to a 10-day notice to relevant parties due to the fact that the windows are all replacements and therefore not contributory to the Historic District. In this particular situation, the proposed replacement is better than replacing with like. Not a precedent but circumstances allow due to replacement of previously failed windows. Seconded by B. LaBau. B Labau – y, C. Barry – y, P. Chaves – y, J Worden – y. C. Barry moved replacement of existing vinyl replacement windows with Marvin aluminum clad system, not to be a precedent to allow aluminum clad windows in district but this is a case of replacing vinyl with better aluminum clad – seconded by B. Labau. Roll call: B Labau – y, C. Barry – y, P. Chaves – y, J Worden – y.
- c. **Informal Hearing for 17 Russell St (Makowka) for additional a/c condenser install** – originally had approval for 2 condensers many years ago, wants to add a 3rd unit next to it which will be screened as well by expanding the existing enclosure and no conduits will be visible on the outside. C. Barry moved that this proposal has such minimal impact that it is appropriate for approval without formal hear subject to a 10-day notice to relevant parties. Seconded by P. Chaves. Roll call - B Labau – y, C. Barry – y, P. Chaves – y, J Worden – y. – unanimous approval for 10 day. C. Barry moved to approve the proposal to expand the screening to sufficiently hide the additional heat pump unit proposed with the new enclosure to be consistent with existing one and piping to be inside of house as proposed in application. Seconded by P. Chaves. Roll call – B Labau – y, C. Barry – y, P. Chaves – y, J Worden – y. unanimous approval. Monitor – B. Cohen

6. Old Business

- a. **Discussion of ZOOM vs in-person AHDC meetings** – D. Baldwin investigated options available. C. Barry said presentations are more complete in the remote setting. B. Cohen prefers online meetings, B. LaBau says he hasn't really met anyone in person, a lot of efficiency to online meetings. He's fine either way – it works remotely. P. Chaves feels the same way as Brian but people are traveling a lot and the remoteness does come in handy. D. Baldwin should investigate further and others would appreciate to explore more and report on options. Maybe thinking to meet a couple of times a year in person.
- b. **Report from Streetscape sub-committee** -- no discussion
- c. **Modification of Design Guidelines (Little Libraries, Below Grade Windows)** -- no discussion

d. AHDC Public Input Meeting-- no discussion

7. Executive Session (If Necessary) To Discuss Litigation Issue No executive session

8. Meeting Adjourns – C. Barry, moved to adjourn. B. LaBau seconded – unanimous roll call – adjourned 9:35pm